

- NOTES:
1. BASIS OF BEARINGS SHOWN HEREON IS THE PLAT CALL BEARINGS OF AUSTIN'S ESTATES SUBDIVISION-PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 3660, PAGE 33 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  2. THIS 49.74 ACRE TRACT IS PART OF THE 88 JOINT VENTURE 405.01 AC. TRACT AS RECORDED IN VOL. 1029, PG. 850 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  3. A PORTION OF THIS TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 480082; PANEL NO. 0134C; EFFECTIVE DATE JULY 2, 1992.
  4. THE FOLLOWING BUILDING SETBACKS APPLY:  
FRONT 45'  
SIDE 25'  
REAR 15'  
SIDE STREET 45'
  5. A 5' WIDE GUY WIRE AND ANCHOR EASEMENT EXTENDING 20' BEYOND ANY UTILITY EASEMENT WILL BE GRANTED FOR GUY WIRES AND ANCHORS NECESSARY TO HELP SUPPORT OVERHEAD UTILITY LINES.
  6. PHASE ACRES:  
PHASE 4A: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-15 = 17.49 ACRES.  
PHASE 4B: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1-3 = 10.7 ACRES.  
PHASE 4A: RESIDENTIAL LOTS IN BLOCK 1, LOTS 1-11 = 13.29 ACRES.  
PHASE 4B: RESIDENTIAL LOTS IN BLOCK 2, LOTS 1 = 3.79 ACRES.
  8. 1/2" IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
  9. WATER SERVICE FOR AUSTIN'S ESTATES PHASE 4 WILL BE PROVIDED BY WIXON SPECIAL UTILITY DISTRICT.
  10. THE PROPOSED 12" WATERLINE WILL BE EXTENDED THROUGH AUSTIN'S COLONY SUBDIVISION BY OTHERS.

CURVE TABLE:				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	40.29'	25.00'	92°19'40"	N00°06'40"E~36.07'
C2	98.44'	235.00'	24°00'06"	S34°03'07"E~97.73'
C3	63.31'	50.00'	72°32'33"	S14°13'12"W~59.16'
C4	75.15'	50.00'	86°06'55"	N86°27'04"W~68.27'
C5	64.99'	50.00'	74°28'21"	N06°09'26"W~60.51'
C6	23.18'	25.00'	53°07'48"	S04°30'50"W~22.36'
C7	69.12'	165.00'	24°00'06"	S34°03'07"E~68.62'
C8	39.27'	25.00'	90°00'00"	N88°56'50"E~35.36'
C9	74.13'	535.00'	7°56'20"	S47°55'00"W~74.07'
C10	208.88'	535.00'	22°09'20"	S62°57'50"W~205.59'
C11	36.21'	25.00'	82°59'39"	N32°32'40"E~33.13'
C12	35.86'	50.00'	41°05'40"	S11°35'41"W~35.10'
C13	90.61'	50.00'	103°49'43"	S84°03'22"W~78.71'
C14	76.98'	50.00'	88°12'26"	N00°04'26"E~69.60'
C15	23.18'	25.00'	53°07'48"	S17°36'45"W~22.36'
C16	42.33'	25.00'	97°00'21"	S57°27'20"E~37.45'
C17	244.24'	465.00'	30°05'40"	S58°59'40"W~241.44'
C18	42.05'	1035.00'	2°19'40"	N45°06'40"E~42.05'
C19	277.71'	965.00'	16°29'19"	N54°31'10"E~276.75'
C20	91.87'	100.00'	52°38'16"	N10°21'38"E~88.67'

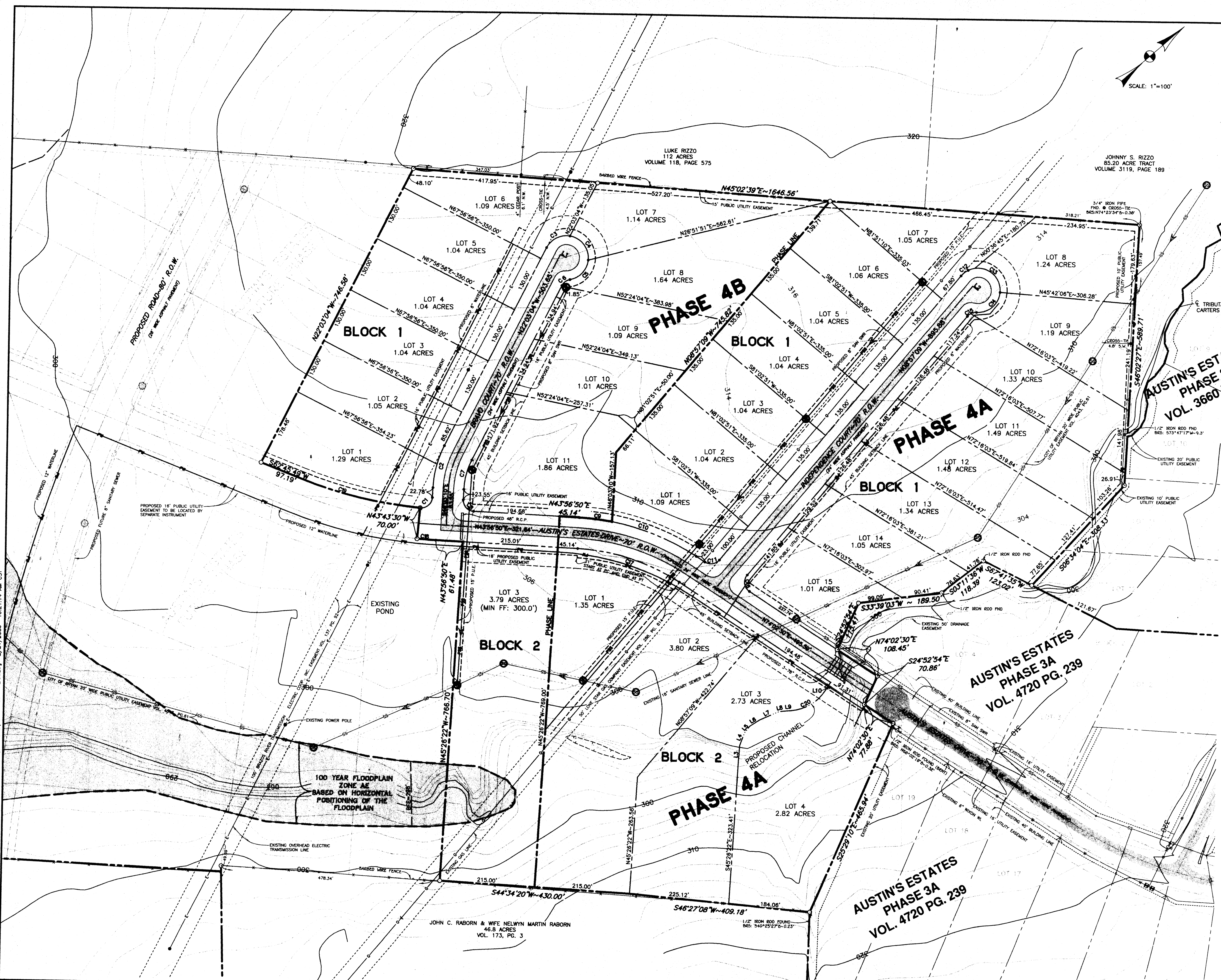
LINE TABLE:		
LINE	BEARING	DISTANCE
L1	N67°56'56"E	15.00'
L2	N81°02'51"E	15.00'
L3	N44°16'27"W	34.78'
L4	N29°02'09"W	30.94'
L5	N11°08'26"W	18.19'
L6	N08°27'53"E	26.65'
L7	N16°26'36"E	45.15'
L8	N30°35'36"E	11.39'
L9	N36°40'46"E	19.06'
L10	N15°57'30"W	23.06'

# PRELIMINARY PLAN (NOT FOR RECORD) OF AUSTIN'S ESTATES PHASE 4A & 4B 49.74 ACRES

JOHN AUSTIN SURVEY, A-2  
BRAZOS COUNTY, TEXAS  
OWNED AND DEVELOPED BY:  
88 JOINT VENTURE - MARK CARRABBA  
4104 HWY 21 EAST  
BRYAN, TEXAS 77802  
(936) 778-8850  
SHEET 1 OF 1  
SCALE: 1"=100' JANUARY, 2006  
PREPARED BY:  
KLING ENGINEERING & SURVEYING

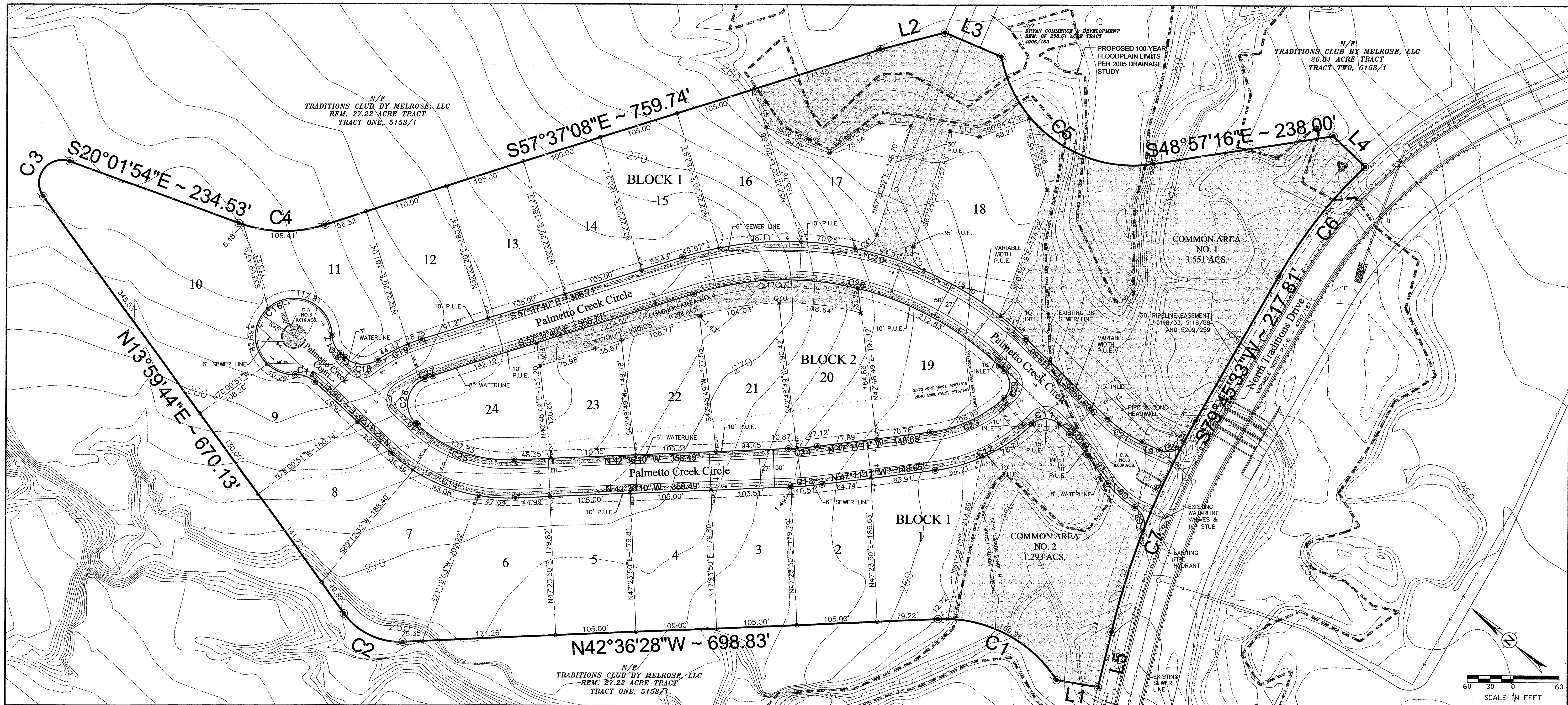
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH 979/846-6212

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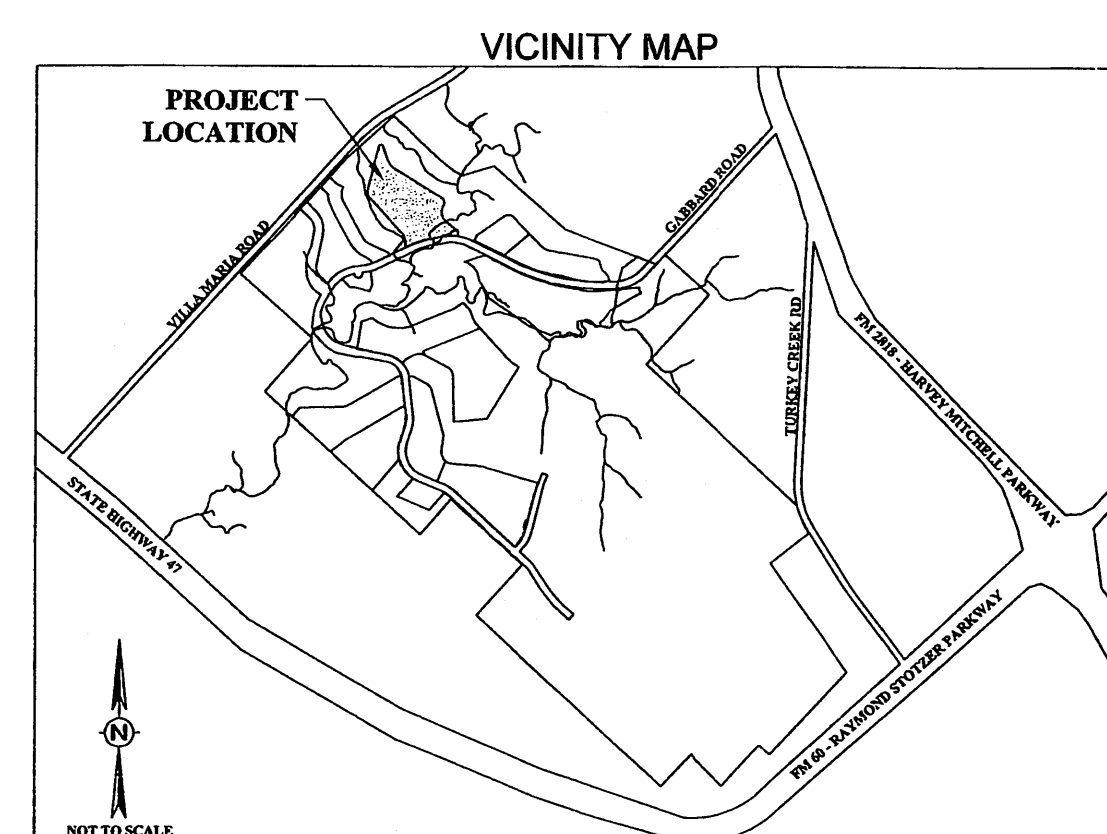
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	182.68'	175.00'	59°48'37"	100.65'	174.50'	N12°41'59"W
C2	88.96'	90.00'	56°37'58"	48.49'	85.38'	N14°23'59"W
C3	76.11'	30.00'	145°21'18"	96.19'	57.28'	N86°50'24"E
C4	114.89'	175.00'	37°36'53"	59.60'	112.84'	S38°51'04"E
C5	268.76'	175.00'	87°59'36"	168.98'	243.12'	S04°57'28"E
C6	181.72'	605.00'	17°12'35"	91.55'	181.04'	S98°21'50"W
C7	295.95'	1045.00'	18°13'36"	149.97'	294.97'	S71°38'45"W
C8	35.62'	25.00'	81°38'33"	21.60'	32.69'	N30°13'25"E
C9	47.75'	112.00'	24°25'36"	24.24'	47.39'	N01°36'56"E
C10	34.33'	200.00'	9°50'08"	17.21'	34.29'	N08°54'40"E
C11	38.16'	25.00'	87°27'44"	23.92'	34.56'	N39°44'16"W
C12	142.48'	225.00'	36°16'57"	73.72'	140.11'	N65°19'39"W
C13	42.00'	525.00'	4°35'01"	21.01'	41.99'	N44°53'40"W
C14	177.21'	225.00'	45°07'35"	93.49'	172.67'	N20°02'22"W
C15	27.55'	35.00'	45°05'57"	14.53'	26.84'	N20°01'33"W
C16	235.79'	50.00'	27°01'54"	49.83'	70.59'	N87°28'35"W
C17	27.55'	35.00'	45°05'57"	14.53'	26.84'	S25°04'24"W
C18	46.57'	35.00'	76°14'13"	27.46'	43.21'	S35°35'41"E
C19	63.17'	225.00'	16°05'07"	31.79'	62.96'	S65°40'14"E
C20	483.97'	450.00'	61°37'16"	268.37'	480.88'	S26°49'02"E
C21	54.12'	160.00'	19°22'43"	27.32'	53.86'	S05°41'45"E
C22	37.75'	25.00'	86°31'22"	23.53'	34.27'	S58°38'48"E
C23	106.95'	175.00'	35°00'53"	55.20'	105.29'	N64°41'37"W
C24	38.00'	475.00'	4°35'01"	19.01'	37.99'	N44°53'40"W
C25	137.83'	175.00'	45°07'35"	72.71'	134.30'	N20°02'22"W
C26	71.00'	35.00'	116°13'15"	56.25'	59.43'	N60°38'03"E
C27	11.08'	175.00'	3°37'40"	5.54'	11.08'	S58°26'30"E
C28	430.20'	400.00'	61°37'16"	238.55'	409.76'	S26°49'02"E
C29	39.82'	25.00'	91°15'00"	25.55'	35.74'	S49°37'06"W
C30	212.67'	370.00'	32°55'58"	109.36'	209.75'	N41°09'41"W
C31	36.63'	25.00'	83°57'28"	22.49'	33.44'	S70°34'24"E
C32	36.63'	25.00'	83°57'28"	22.49'	33.44'	S28°28'08"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	84.25'	N30°37'05"W
L2	86.66'	S54°37'40"E
L3	80.13'	S17°08'48"E
L4	57.72'	S04°21'38"W
L5	74.35'	S63°31'57"W
L6	46.78'	N13°49'44"E
L7	19.03'	N03°59'36"E
L8	7.69'	S02°31'25"W
L9	24.80'	S15°23'07"E
L10	1.78'	N02°31'25"E
L11	8.43'	S03°59'36"W
L12	42.49'	S35°06'04"E
L13	39.45'	S28°36'35"E

- NOTES:
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
  2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
  3. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED FOR THE CITY OF BRYAN AND FIELD SURVEY DATA.
  4. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100143-C, EFFECTIVE DATE: 07-02-1992. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE 2005 DRAINAGE STUDY IS SHOWN ON THIS PLAN.
  5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
  6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
  7. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 4006, PG. 163, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 7A ON THE MASTER PLAN.
  8. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
  9. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
  10. PER DEED RESTRICTIONS 5901/1 THERE IS RESERVED THE RIGHT TO CREATE A 5' UTILITY EASEMENT ALONG ALL LOT LINES CREATED IN THE FUTURE, AND THE RIGHT TO CREATE A 10' EASEMENT ALONG ALL STREETS FOR WALKWAY AND STREET MAINTENANCE.

**LEGEND**

- 298 --- EXISTING CONTOUR (MAJOR)
- 298 --- EXISTING CONTOUR (MINOR)
- PLAT BOUNDARY
- ROW LINE
- EDGE OF PAVEMENT LINE
- PROPERTY LINE
- OLD PROPERTY LINE
- PROPERTY CORNER
- PUBLIC UTILITY EASEMENT LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE
- PROPOSED STORM SEWER LINE
- FLOW DIRECTION
- PROPOSED 4' SIDEWALK
- FIRE HYDRANT
- WATER GATE VALVE
- SANITARY SEWER MANHOLE
- WATER SERVICE
- SANITARY SEWER SERVICE
- PUBLIC UTILITY EASEMENT
- 100-YEAR FLOODPLAIN LINE (PER 2005 DRAINAGE STUDY)



## PRELIMINARY PLAN

### THE TRADITIONS SUBDIVISION

#### PHASE 15

19.828 ACRES

BLOCK 1, LOTS 1 THRU 18  
BLOCK 2, LOTS 19 THRU 24

THOMAS J. WOOTEN LEAGUE, A-59  
J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'

OWNER:  
Bryan Commerce & Development, Inc.  
P.O. Box 1000  
Bryan, Texas 77805  
(979) 209-5119

DEVELOPER:  
Bryan/Traditions, LP  
2100 Traditions Blvd.  
Bryan, Texas 77807  
(979) 821-2582

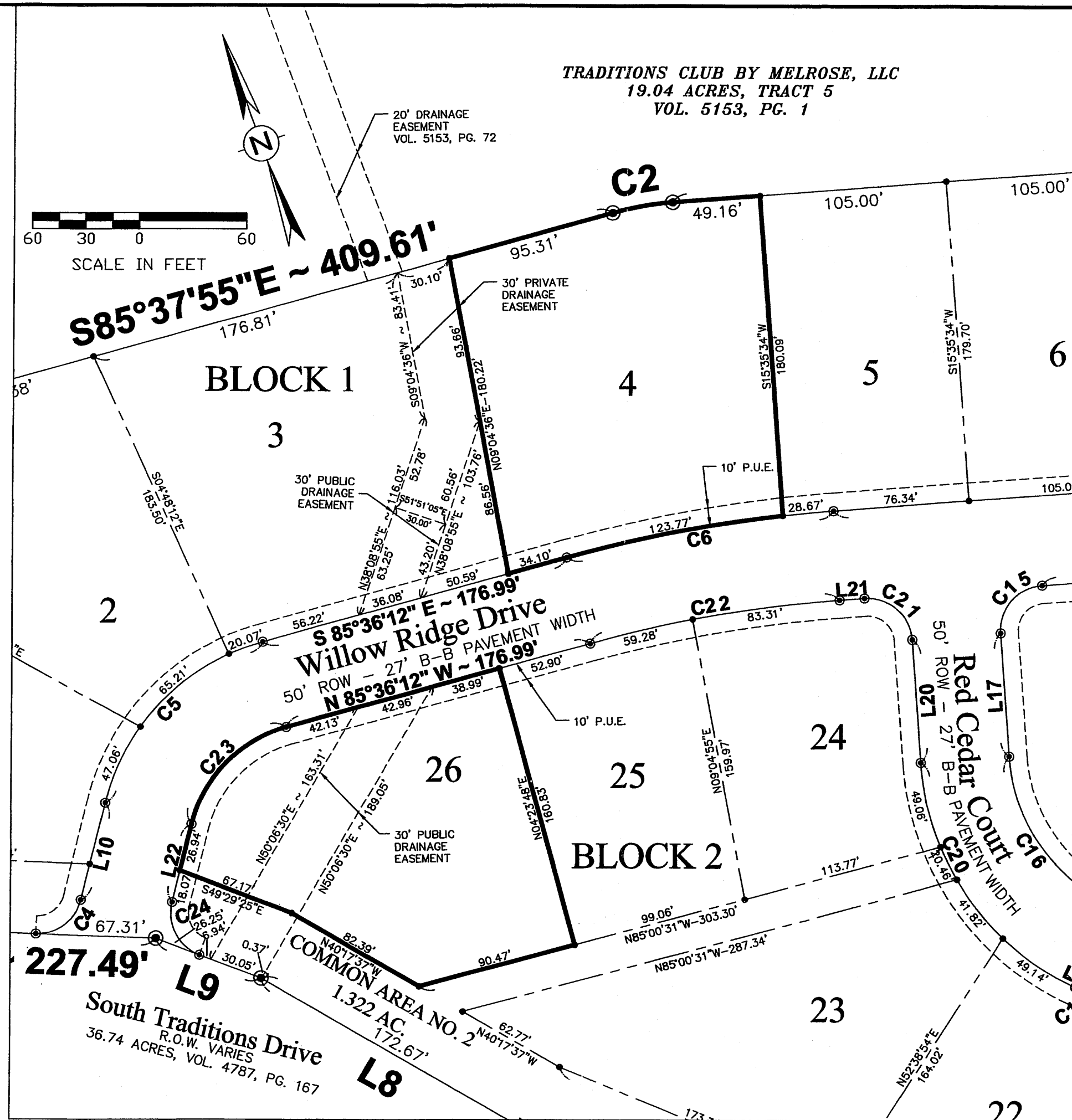
SURVEYOR:  
Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
P.O. Box 269  
College Station, Texas 77841  
(979) 268-3195

ENGINEER:  
**TEXCON**  
General Contractors  
Ginger L. Urso, P.E.  
1707 Graham Road  
College Station, Texas 77845  
(979) 764-7743

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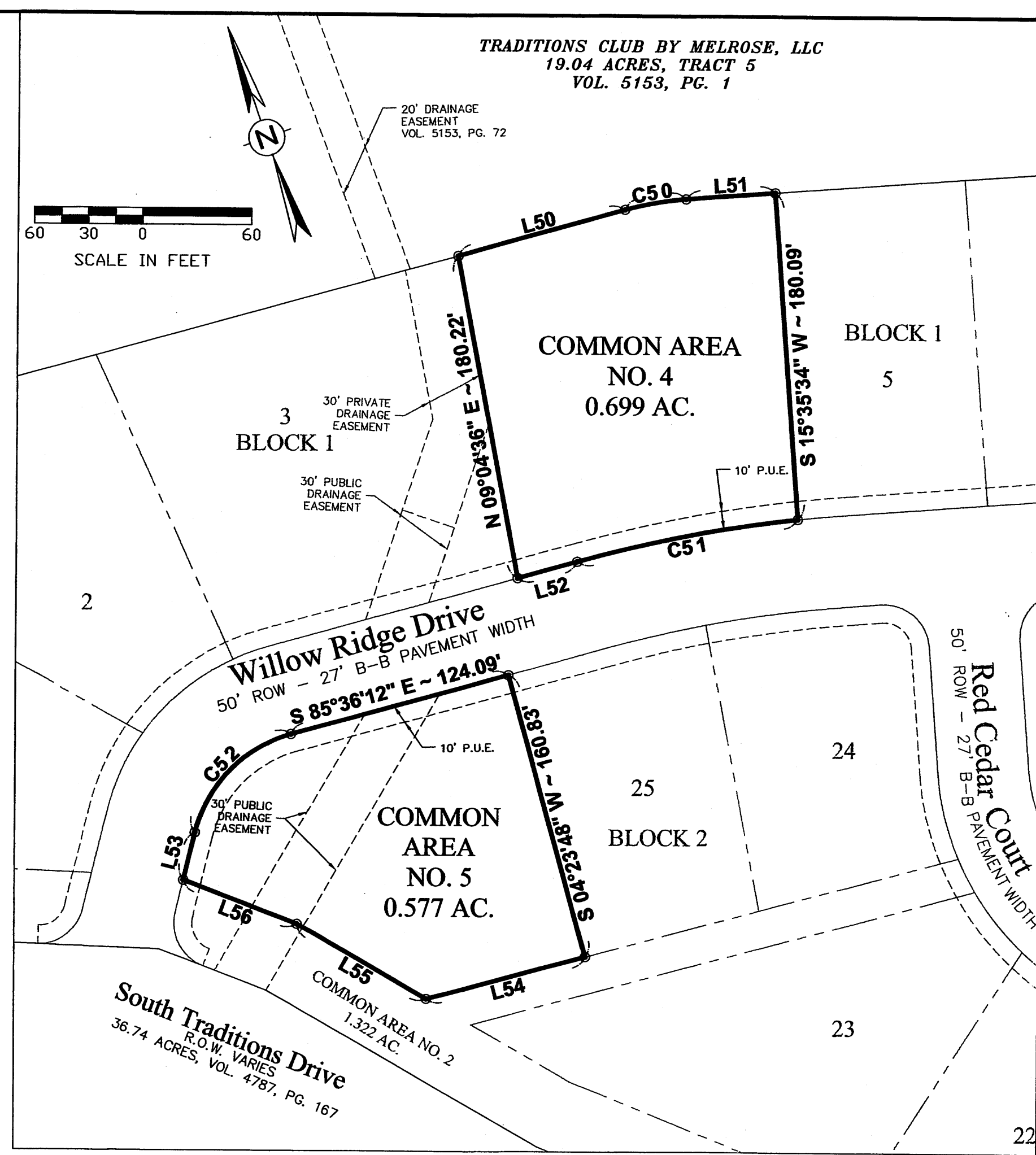




LINE TABLE		
LINE	LENGTH	BEARING
L22	45.02'	S33°44'16"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	34.28'	175.00'	11°13'29"	17.20'	34.23'	S80°01'11"E
C6	152.43'	775.00'	11°16'10"	76.46'	152.19'	S79°58'07"E
C23	79.40'	75.00'	60°39'33"	43.88'	75.75'	S64°04'02"W

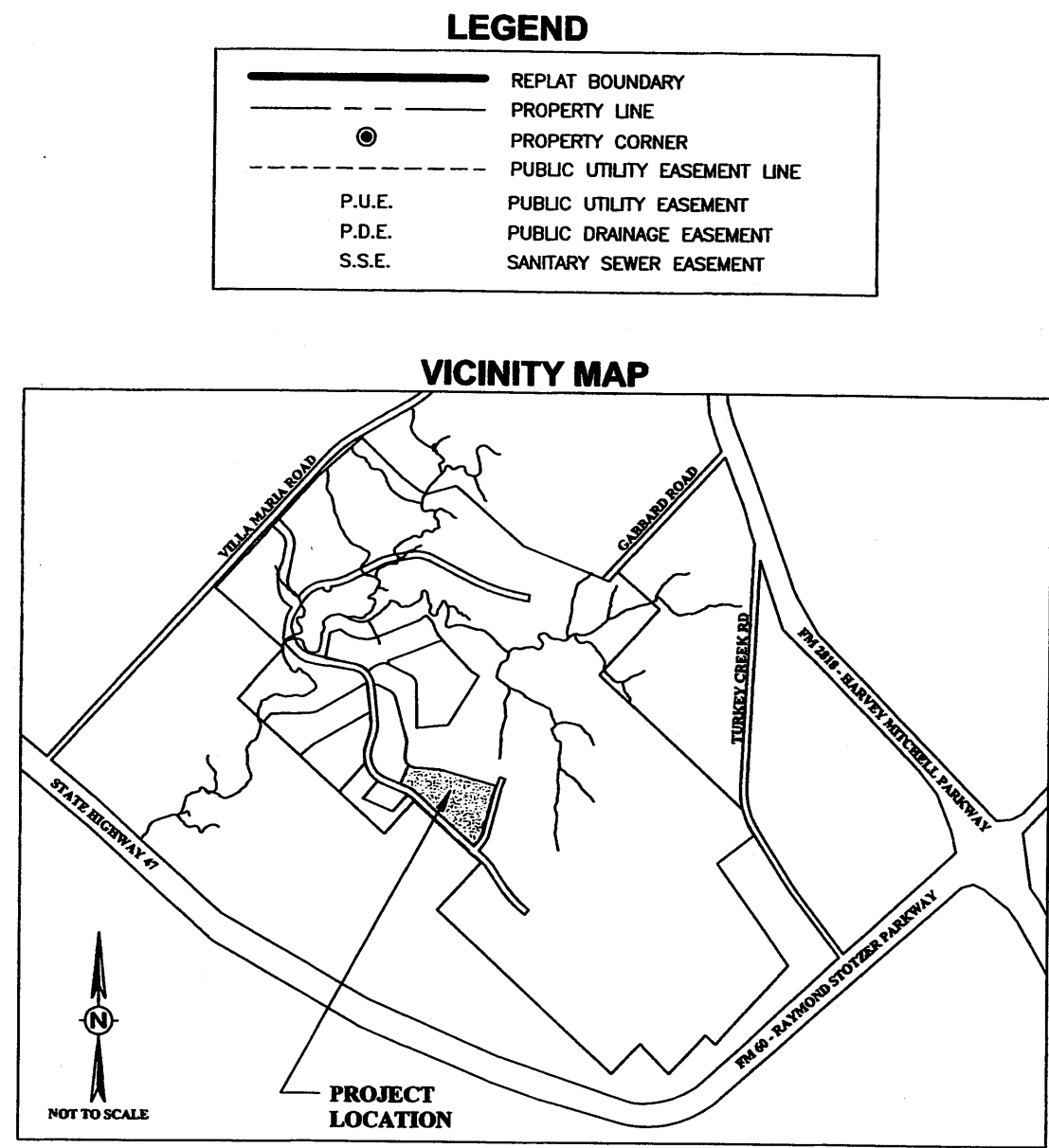
**ORIGINAL PLAT**  
**BLOCK 1, LOT 4 AND BLOCK 2, LOT 26**  
**OF THE**  
**TRADITIONS SUBDIVISION - PHASE 7**  
**VOL. 6181, PG. 282**



LINE TABLE		
LINE	LENGTH	BEARING
L50	95.31'	S85°37'55"E
L51	49.16'	S74°24'26"E
L52	34.10'	N85°36'12"W
L53	26.94'	N33°44'16"E
L54	90.47'	N85°00'31"W
L55	82.39'	N40°17'37"W
L56	67.17'	N49°29'25"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C50	34.28'	175.00'	11°13'29"	17.20'	34.23'	S80°01'11"E
C51	123.77'	775.00'	9°09'00"	62.01'	123.63'	N81°01'42"W
C52	79.40'	75.00'	60°39'33"	43.88'	75.75'	N64°04'02"E

**REPLAT**  
**COMMON AREA NO. 4 AND**  
**COMMON AREA NO. 5**  
**OF THE**  
**TRADITIONS SUBDIVISION - PHASE 7**



- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
  2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
  3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M. MAPS, COMMUNITY PANEL NO. 4804100143-C, EFFECTIVE DATE: 07-02-1992.
  4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR SF-5 ZONING DISTRICT. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
  5. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
  6. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6174, PG. 45, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 28 ON THE MASTER PLAN.
  7. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
  8. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE LOT OWNER OR THE HOMEOWNER'S ASSOCIATION.
  9. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
  10. NO PRIVATE DRIVE ACCESS IS ALLOWED OFF OF SOUTH TRADITIONS DRIVE OR CLUB DRIVE.
  11. NO FILL MATERIAL CAN BE PLACED IN THE EXISTING DRAINAGES LOCATED IN COMMON AREA NO. 3 WITHOUT APPROVAL FROM THE U.S. ARMY CORPS OF ENGINEERS BECAUSE IT IS CONSIDERED AN EPHEMERAL STREAM.
  12. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS REPLAT IS TO CHANGE LOT 4, BLOCK 1, AND LOT 26, BLOCK 2 INTO COMMON AREA NOS. 4 & 5, RESPECTIVELY. NO OTHER INFORMATION HAS CHANGED FROM THE ORIGINAL FINAL PLAT FOR THIS PHASE OF THE SUBDIVISION.

**REPLAT**  
**THE TRADITIONS**  
**SUBDIVISION - PHASE 7**  
**COMMON AREA NO. 4 - 0.699 ACRES**  
**AND**  
**COMMON AREA NO. 5 - 0.577 ACRES**

J.H. JONES SURVEY, A-26  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60'      FEBRUARY, 2006

OWNER/DEVELOPER:  
 Bryan/Traditions, LP  
 2100 Traditions Blvd.  
 Bryan, Texas 77807  
 (979) 821-2582

SURVEYOR:  
 Brad Kerr, R.P.L.S. No. 4502  
 Kerr Surveying, LLC  
 P.O. Box 269  
 College Station, Texas 77841  
 (979) 268-3195

ENGINEER:  
**TEXCON**  
 General Contractors  
 Ginger L. Urso, P.E.  
 1707 Graham Road  
 College Station, Texas 77845  
 (979) 764-7743

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, John Jordan, Vice President of Bryan/Traditions, LP, a Texas Limited Partnership, owner of the 0.699 acre tract (Lot 4, Block 1) and the 0.577 acre tract (Lot 26, Block 2) shown on this replat, being a portion of the 20.032 acres of Phase 7 of the Traditions Subdivision Final Plat found in Volume 6181, Page 282, of the official records of Brazos County, and designated herein as Common Area No. 4 and Common Area No. 5, of the Traditions Subdivision, Phase 7, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

John Jordan, Vice President  
 Bryan/Traditions, LP, a Texas Limited Partnership

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Jordan known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

Printed Name: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk  
 Brazos County, Texas

**CERTIFICATE OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chairman, Planning & Zoning Commission,  
 Bryan, Texas

**APPROVAL OF THE PLANNING ADMINISTRATOR**

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning Administrator, Bryan, Texas

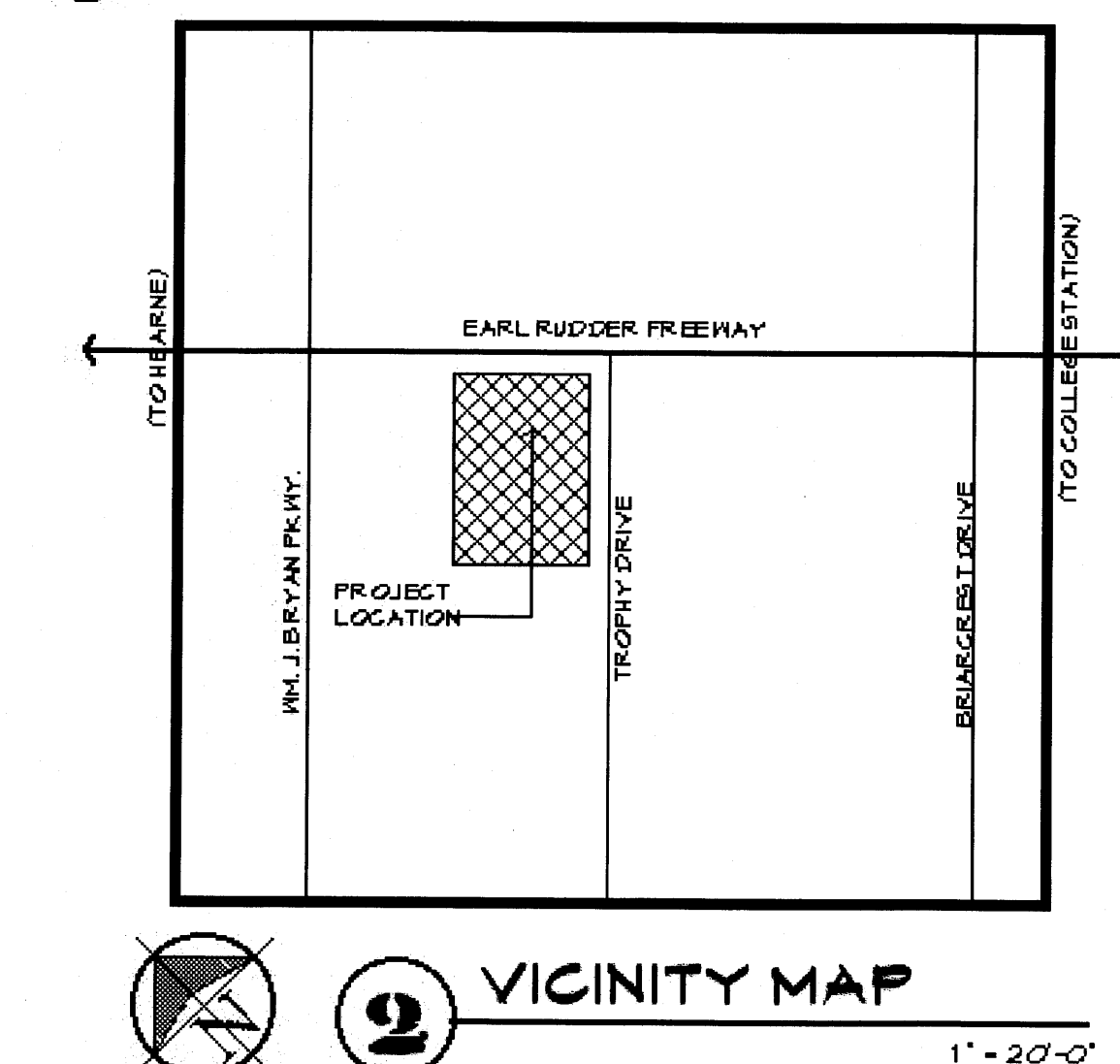
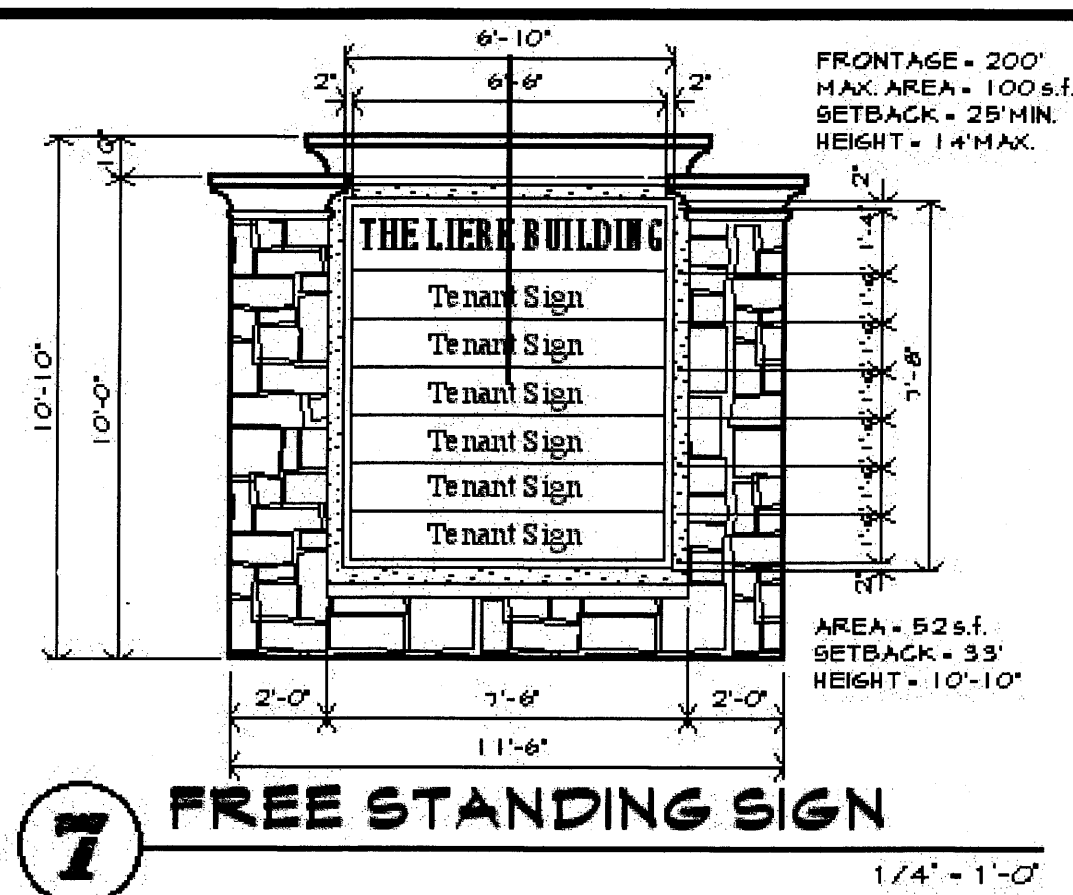
**APPROVAL OF THE CITY ENGINEER**

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

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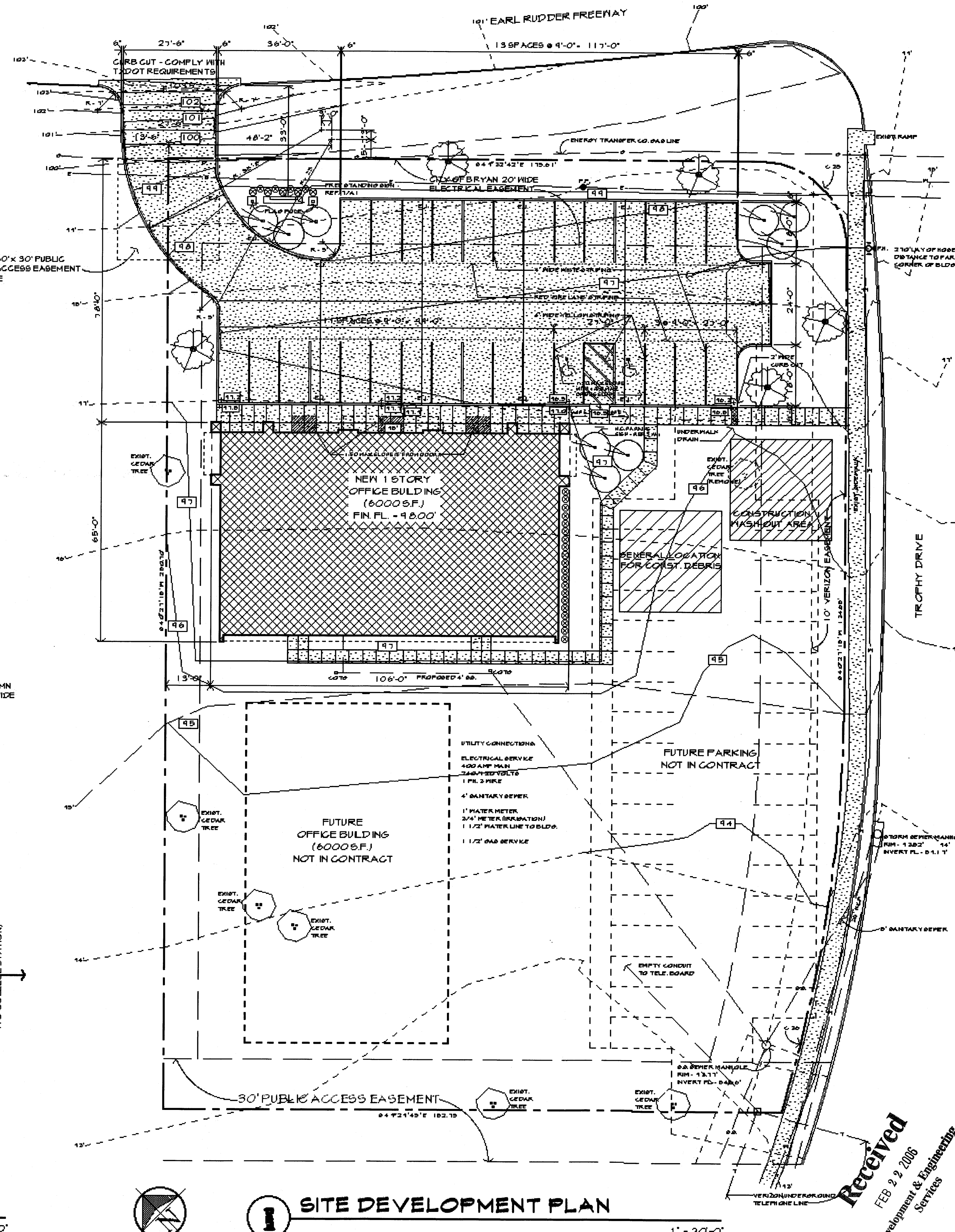


**LANDSCAPE LEGEND:**

LIVE OAK ( <i>Quercus virginiana</i> ) (CANOPY) 3" CALIF. - CONTAINER	5	X 200 - 1000
MEXICAN PLUM ( <i>Prunus mexicana</i> ) 1 1/2" CALIF. - B 4 B	9	X 150 - 1350
DWARF YAUPOIN ( <i>Ilex vomitoria Nana</i> ) 5 B ALLON CONTAINER	30	X 10 - 300
		2650

**CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C35	59.21'	250.00'	40°00'00"	50°43'24"E 35.36'
C36	122.92'	420.00'	16°46'08"	54°50'22"W 122.48'



**PARKING ANALYSIS:**  
REQUIRED: 20 SPACES (6000 S.F.) @ 1 SP./300 S.F.)  
2 H.C. SPACES REQUIRED (1 VAN ACCESSIBLE)  
PROVIDED: 24 SPACES INCLUDING 2 H.C. SPACES

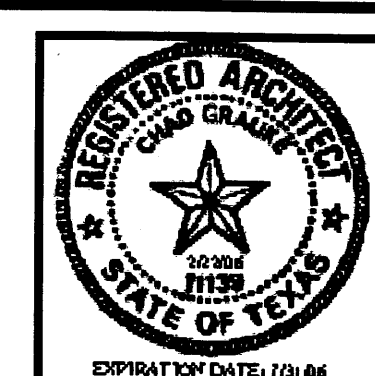
**LANDSCAPE ANALYSIS:**  
DEVELOPED AREA = 16,100 S.F.  
LANDSCAPE REQUIRED = 2415 S.F.  
LANDSCAPE PROVIDED = 2,650 S.F.

**SITE NOTES:**  
\* GENERAL CONTRACTOR IS RESPONSIBLE FOR DESIGNING, FURNISHING AND INSTALLING COMPLETE IRRIGATION SYSTEM FOR THE SITE. PROVIDE EMPT. CONDUIT UNDER DRIVE AND PARKING LOT AS REQUIRED FOR FULL COVERAGE.  
\* THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOODPLAIN.  
\* DRAINAGE REPORT AND STORM WATER DETENTION PLAN PROVIDED DURING CONSTRUCTION OF SUBDIVISION.  
\* LANDSCAPE PLAN IS FOR PHASE 1 ONLY. NO CALCULATIONS ARE INCLUDED FOR FUTURE DEVELOPMENT.  
\* APPROVAL IS SOUGHT FOR PHASE ONE DEVELOPMENT ONLY.  
\* CONSTRUCTION ACCESS ROAD NOT REQUIRED. PERMANENT ACCESS AND PARKING AREA TO BE USED FOR CONSTRUCTION.

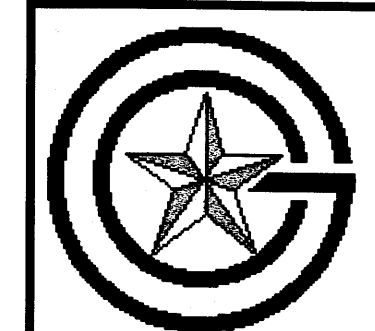
**OWNER INFORMATION:**  
LESLIE LIERE  
1101 UNIVERSITY DRIVE  
COLLEGE STATION, TX 77840  
409-160-1000

**PROPERTY INFORMATION:**  
1023 TROPHY DRIVE  
1.21 ACRES TRACT  
LOT 4, BLOCK 2  
PENNER PLACE  
ZONING - COMMERCIAL

EXISTING CONTOURS BASED ON  
TOPOGRAPHIC SURVEY PREPARED  
BY GOODWIN-LASSITER, INC.  
CONTRACT NO. 644080, 03/09/06



Chad Crauke  
Architect



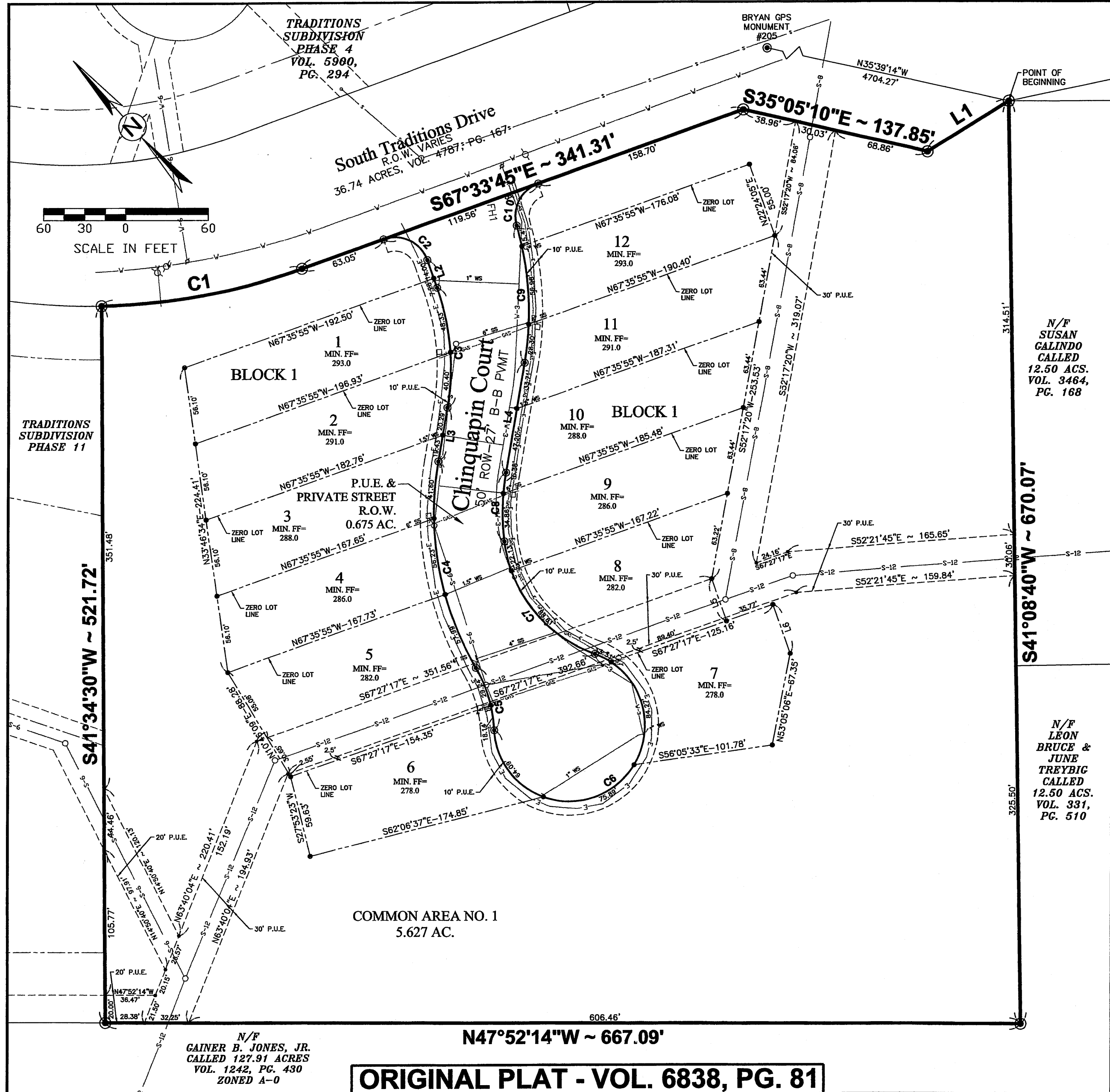
A NEW BUILDING FOR  
**THE LIER AGENCY**  
BRYAN TEXAS

DATE FEB 2006



SP06-11

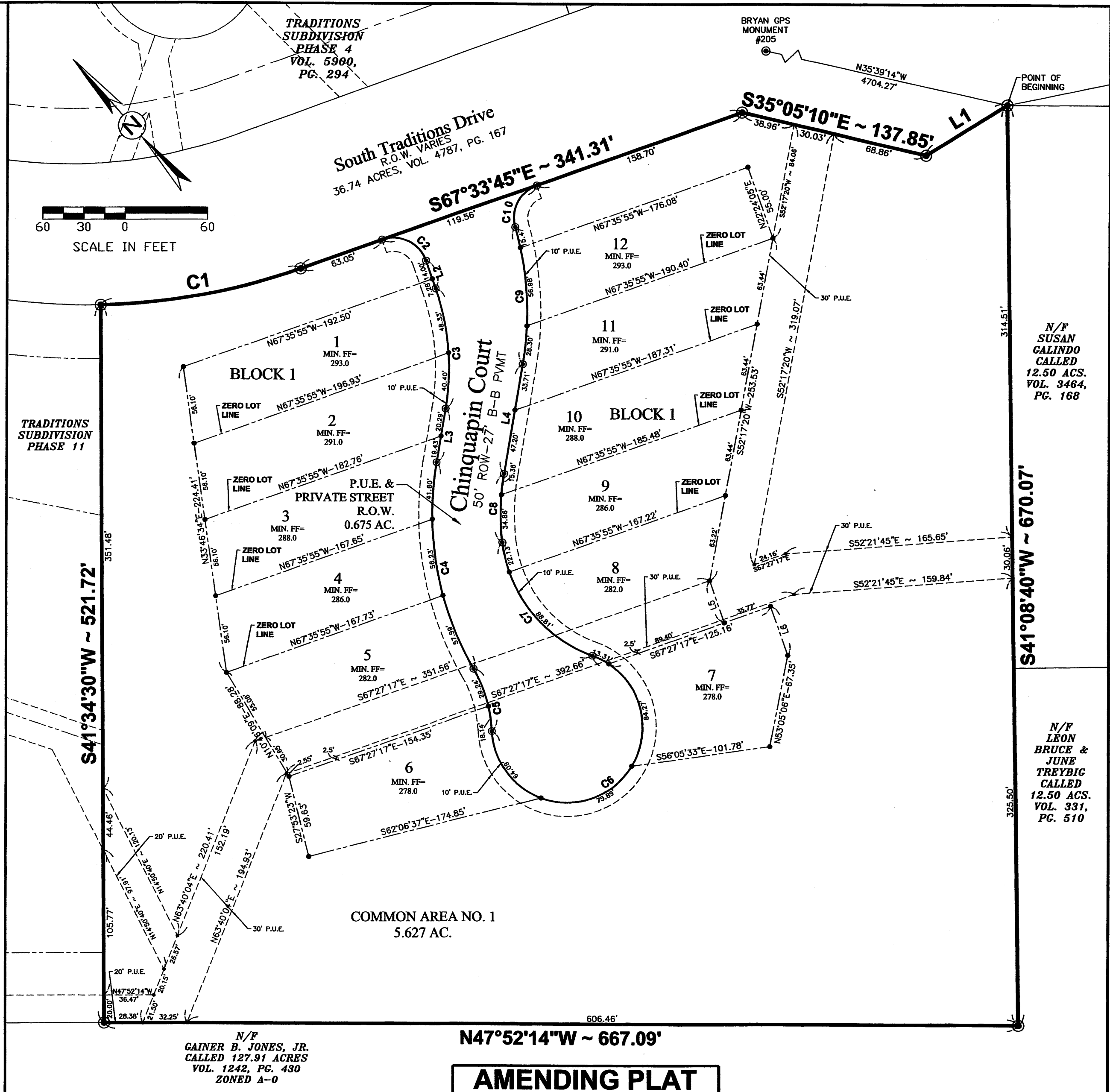
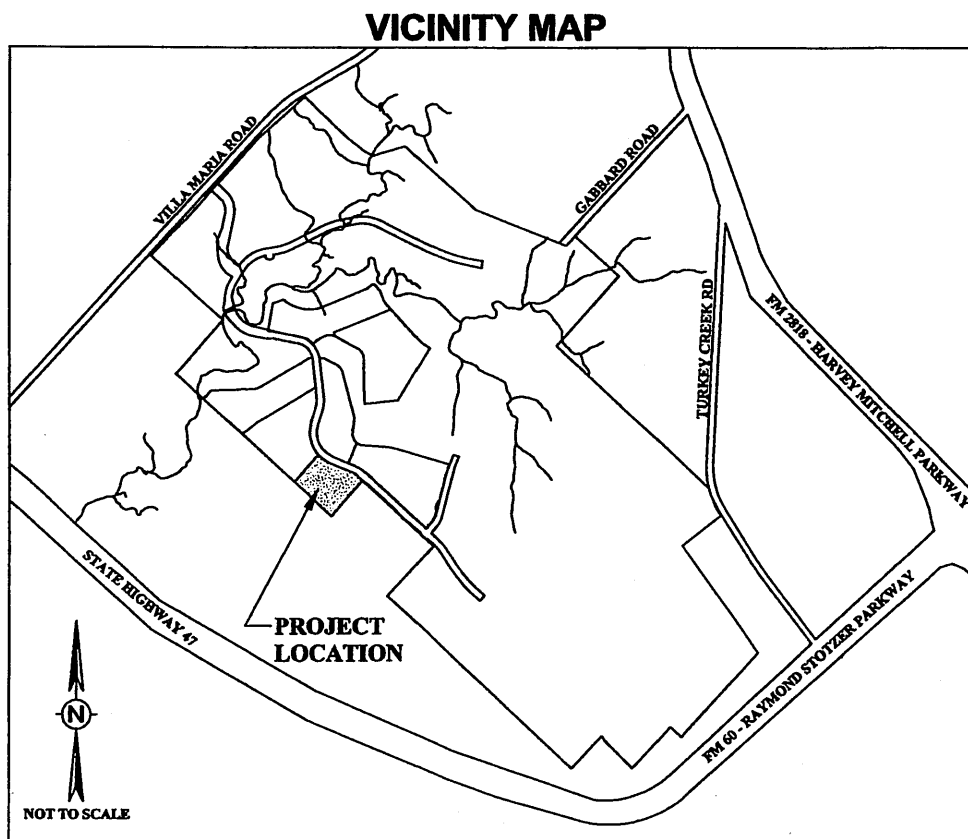




LINE TABLE					
LINE	LENGTH	BEARING			
L1	69.54'	S79°43'51"E			
L2	21.27'	S22°24'05"W			
L3	39.72'	S51°27'12"W			
L4	80.81'	S51°27'12"W			
L5	32.50'	S22°32'43"W			
L6	37.79'	S22°32'43"W			

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	148.89'	465.00'	18°20'46"	75.09'	148.26'
C2	39.25'	25.00'	89°57'50"	24.98'	35.34'
C3	88.73'	175.00'	29°03'07"	45.34'	87.79'
C4	155.82'	225.00'	39°40'48"	81.18'	152.73'
C5	47.38'	100.00'	27°08'55"	24.15'	46.94'
C6	237.58'	55.00'	247°28'44"	82.35'	91.47'
C7	110.94'	100.00'	63°33'56"	61.98'	105.34'
C8	50.23'	175.00'	16°26'39"	25.29'	50.05'
C9	100.75'	225.00'	25°39'21"	51.23'	99.91'
C10	37.80'	25.00'	86°38'24"	23.58'	34.30'

LEGEND	
—	PLAT BOUNDARY
—	ROW LINE
---	PROPERTY LINE
●	PROPERTY CORNER
---	PUBLIC UTILITY EASEMENT LINE
---	P.D.E. PUBLIC DRAINAGE EASEMENT
---	S.S.E. SANITARY SEWER EASEMENT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Dale Christian, Manager of Bryan Traditions Properties, LLC, owner of the 2.891 acres, being the tract of land conveyed in the Deed Records of Brazos County in Volume 6894, Page 109, and designated herein as Lots 1 thru 12, Block 1, of the Traditions Subdivision, Phase 10, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

Dale Christian, Manager  
Bryan Traditions Properties, LLC

Planning Administrator, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dale Christian known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

City Engineer, Bryan, Texas

Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk  
Brazos County, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
- THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
- IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992.
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE FOR PATIO HOMES. ZERO LOT LINE CONSTRUCTION IS PROPOSED FOR THE RESIDENTIAL STRUCTURES ON LOTS 1 THRU 4, AND LOTS 9 THRU 12 OF BLOCK 1 IN THIS SUBDIVISION.
- CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
- OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6894, PG. 109, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 29A ON THE MASTER PLAN.
- OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT.
- ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
- MINIMUM FINISHED FLOOR (FF) ELEVATIONS SHOWN ARE FOR SANITARY SEWER SERVICE.
- THERE SHALL BE A 10' SEPARATION BETWEEN THE STRUCTURES ON LOTS 4 & 5 AND LOTS 8 & 9.

GATED SUBDIVISION NOTES:

- ACCESS (LOOK BOOK) SHALL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, UTILITY, SCHOOL, BUSES, PARA TRANSIT, DEMAND AND RESPONSE VEHICLES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS MUST NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLES.
- THE GATE DESIGN AND IMPLEMENTATION SHALL BE SUCH THAT IT DOES NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE. ALL MECHANICAL OR MANUAL OPERATING FUNCTIONS OF THE GATES SHALL MEET THE FIRE DEPARTMENT REQUIREMENTS AND PROVIDE PASSAGE WITH UNRESTRICTED VERTICAL AND HORIZONTAL CLEARANCE. GATED ENTRY WAYS TO SUBDIVISION SHALL PROVIDE ADEQUATE ACCESS FOR PEDESTRIANS AND BICYCLES. THE GATED AREA SHALL PROVIDE A MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE OF 14'6" FROM THE FINISHED ROADWAY SURFACE OVER THE ENTIRE WIDTH OF THE ENTRY ROADWAY. PUBLIC SAFETY ELEMENTS AND SIGNING SHALL BE INCLUDED IN THE GATE ENTRY WAY DESIGN.
- A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL PRIVATE STREETS AND SIDEWALKS, WHICH ARE PART OF THE GATED SUBDIVISION.
- THE CITY SHALL HAVE PRACTICAL ACCESS TO THE SUBDIVISION AT ANY TIME WITHOUT LIABILITY WHEN ON OFFICIAL BUSINESS. THE CITY MAY REMOVE OBSTRUCTIONS INCLUDING ANY GATE AND GUARD (HOUSE) UPON NON-COMPLIANCE BY THE HOA OF ANY TERMS OF THIS ORDINANCE OR IF NECESSARY, FOR EMERGENCY VEHICLE ACCESS. IN THE EVENT THE CITY MUST REMOVE OBSTRUCTIONS TO ACCESS THE DEVELOPMENT, THE HOA WILL BE ASSESSED ALL COSTS OF REMOVAL.
- THE LEGAL INSTRUMENT ESTABLISHING THE HOMEOWNERS ASSOCIATION SHALL BE SUBMITTED WITH THE APPLICATION FOR FINAL PLAT.
- MAINTENANCE RESPONSIBILITIES OF THE HOA SHALL BE REVIEWED BY THE CITY ON AN ONGOING BASIS. IN THE EVENT THE CITY DEEMS THAT REPAIRS TO PRIVATE STREETS WITHIN GATED COMMUNITY ARE NECESSARY TO INSURE SAFE ACCESS AND PASSAGE FOR ANY HEALTH AND SAFETY RELATED VEHICLES, THE CITY WILL NOTIFY THE HOA BY LETTER OF THE NEEDED REPAIRS. SHOULD THE HOA FAIL TO PROVIDE THE SATISFACTORY REPAIRS DEEMED NECESSARY IN A TIME FRAME SET BY THE CITY IN THE NOTIFICATION LETTER, THEN THE CITY MAY MAKE THE NECESSARY REPAIRS AND ASSESS THE HOA ALL COSTS BORNE BY THE CITY IN REPAIR OF THE PRIVATE STREETS, AND MAY DEDUCT THE COSTS FROM THE STREET MAINTENANCE RESERVE FUND, IF ANY, HELD BY THE CITY.
- DEVELOPMENTS MAY BE EXEMPTED FROM THE STREET MAINTENANCE RESERVE FUND REQUIREMENTS IF STREETS ARE CONSTRUCTED OF A HIGHER STANDARD, INCLUDING A MINIMUM 4" THICK PORTLAND CEMENT REINFORCED CONCRETE PAVING OVER A MINIMUM 6" THICK STABILIZED SUBGRADE. THE PRIVATE STREET FOR THIS SUBDIVISION WILL BE CONSTRUCTED TO THIS HIGHER STANDARD.
- THE DEVELOPER AND THE HOA HEREBY UNCONDITIONALLY AND IRREVOCABLY AGREE TO INDEMNIFY, DEFEND AND HOLD THE CITY AND CITY'S OFFICIALS, AGENTS, EMPLOYEES, AND CONTRACTORS HARMLESS, FROM AND AGAINST ANY LOSS, LIABILITY, DEMAND, DAMAGE, JUDGMENT, SUIT, CLAIM, DEPENDENCY, INTERESTS, FEE, CHARGE, COST OR EXPENSE, INCLUDING, WITHOUT LIMITATION, INTEREST, COURT COST AND PENALTIES, ATTORNEY'S FEES AND DISBURSMENT AND AMOUNTS PAID IN SETTLEMENT, OR LIABILITIES RESULTING FROM ANY CHANGE IN FEDERAL, STATE OR LOCAL LAW OR REGULATION OR INTERPRETATION HEREOF, OF WHATEVER NATURE, EVEN WHEN CAUSED IN WHOLE OR IN PART BY THE CITY'S NEGLIGENCE OR THE JOINT OR CONCURRING NEGLIGENCE OF THE CITY AND ANY OTHER PERSON OR ENTITY, WHICH MAY RESULT OR TO WHICH THE CITY AND/OR ANY OF THE CITY'S OFFICIALS, AGENTS, EMPLOYEES, AND CONTRACTORS MAY BE SUBJECT TO IN CONNECTION WITH OR ARISING IN ANY WAY WHATSOEVER OUT OF MAINTENANCE, REPAIR, USE, OR OCCUPATION OF THE COMMON FACILITIES, OR ANY OTHER ACTIVITY OF WHATEVER NATURE IN CONNECTION THEREWITH, OR ARISING OUT OF OR BY REASON OF ANY INVESTIGATION, LITIGATION, OR OTHER PROCEEDINGS BROUGHT OR THREATENED, ARISING OUT OR BASED UPON THE OPERATION, MANAGEMENT, MAINTENANCE, REPAIR, AND USE OF THE COMMON FACILITIES, OR ANY OTHER ACTIVITY IN THE SUBDIVISION.

THE PURPOSE OF THIS AMENDING PLAT IS TO CHANGE THE LOCATIONS OF THE ZERO LOT LINES. NO OTHER CHANGES HAVE BEEN MADE, AND ALL OTHER INFORMATION IS THE SAME AS THE ORIGINAL PLAT.

# AMENDING PLAT

OF  
LOTS 1 THRU 12, BLOCK 1  
OF  
THE TRADITIONS SUBDIVISION  
PHASE 10

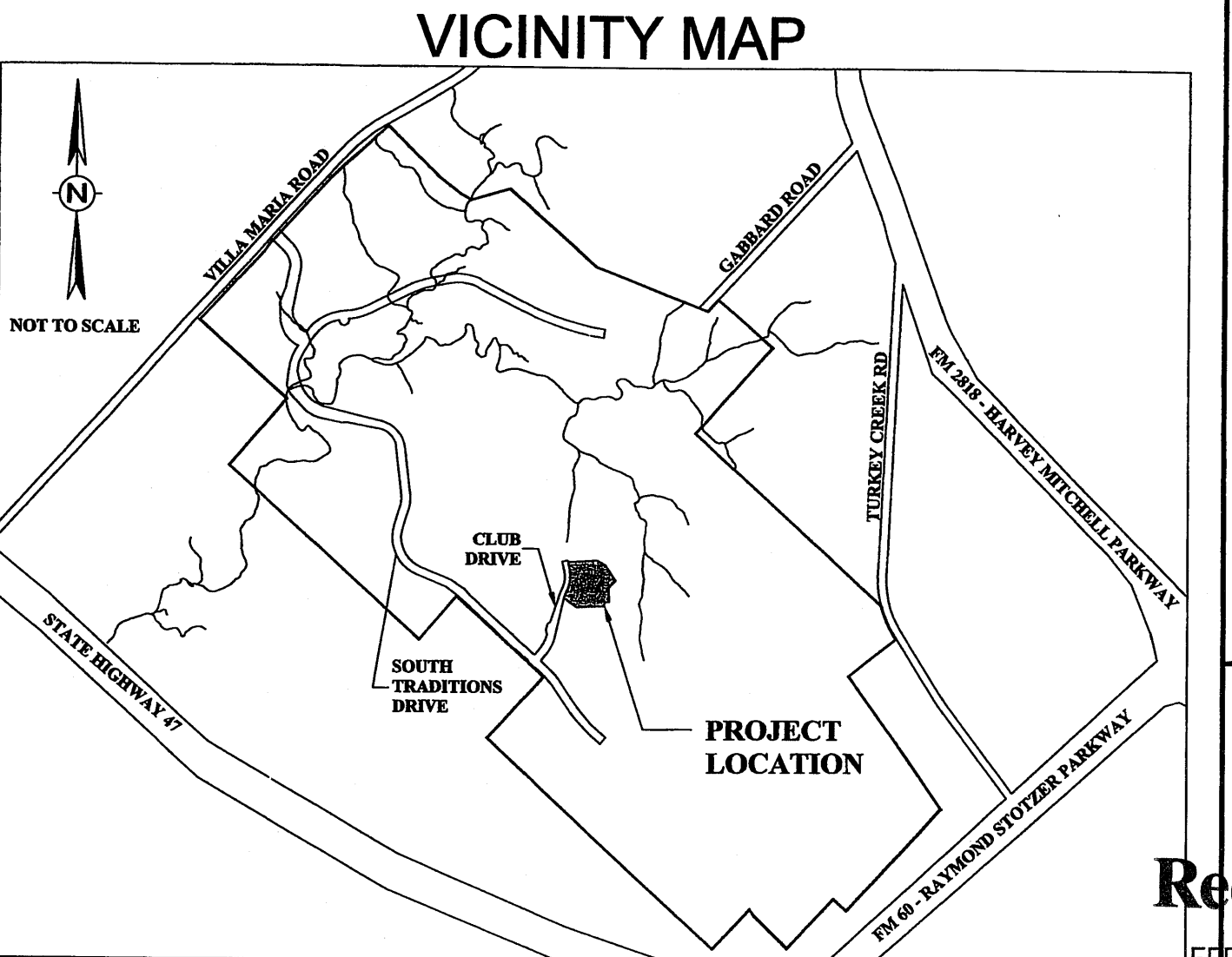
J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=60' FEBRUARY, 2006 (REV.)

OWNER:  
Bryan Traditions Properties, LLC  
P.O. Box 10748  
College Station, Texas 77842  
(979) 694-1272

ENGINEER:  
**TEXCON**  
General Contractors  
Ginger L. Urso, P.E.  
1707 Graham Road  
College Station, Texas 77841  
(979) 764-7743  
FEB 2 2 2006

Development & Engineering  
Services





SHEET

**C1**

Received

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SP06-04 #3